

A / AFFORDABLE HOUSING

	Total cost (£)	£/m² GIFA	%
Substructures	61,300	74.76	8.70
Site clearance, excavation, disposal 144m³ @ £20			
Concrete strip foings with masonry walls 244m @ £130			
150mm thick ground floor slab with thickenings, including insulation 410m² @ £65			
Frame	61,500	75.00	8.72
Structural timber frame 820m² @ £7			
Upper floors	15,300	18.66	2.17
Timber cassette upper floor 402m² @ £38			
Roof	40,200	49.02	5.70
Softwood timber trusses (measured on plan) 410m² @ £30			
Board insulation at roof level (measured on plan) 410m² @ £14			
Extra to increase board insulation thickness to 140mm, 410m² @ £2			
Concrete roof tiles including eaves and verge details 432m² @ £33			
Allowance for canopy, about 3m² 10nr @ £280			
PVCu rainwater gutters and downpipes 330m @ £13			
Stairs	7,500	9.15	1.06
Wooden straight stairs 10nr @ £750			
External walls	78,400	95.61	11.12
Facing brick outer skin to timber frame 950m² @ £45			
Vapour barrier and 60 thick rigid insulation board 950m² @ £12			
Extra for enhanced insulation and air-tightness 950m² @ £5			
Party wall, 240 thick overall, timber studs, isowool quilt, sound insulation, plasterboard finish 300m² @ £60			
Extra for enhancements to thermal and acoustic insulation 300m² @ £5			
Windows and external doors	53,900	65.73	7.65
Softwood double glazed windows to meet Secured by Design requirements 88m² @ £300			
Softwood window boards, 10, item @ £150			
Single external doorsets 20 nr @ £1,300			
Internal walls	24,600	30.00	3.49
Loadbearing timber stud partition faced with plasterboard, skim finish 250m² @ £55			
Non loadbearing timber stud partition, faced with plasterboard, skim finish 270m² @ £40			
Internal doors	40,600	49.51	5.76
Internal doors, painted softwood, ironmongery, 70nr @ £480			
Wrot softwood storage cupboard door, ironmongery, 20nr @ £350			
Wall finishes	23,900	29.15	3.39
Plasterboard to external wall timber stud cavity with plaster skim and emulsion finish 950m² @ £1			
Emulsion paint to party wall and partitions 1,600m² @ £3			
Ceramic wall tiles 50m² @ £40			

Floor finishes	28,800	35.12	4.09
Screed 410m² @ £12			
Carpet 650m² @ £20			
Vinyl sheet flooring and coved skirting 160m² @ £32			
Floor finishes to internal stairs, item @ £400			
Softwood skirtings with painted decorations 670m @ £8			
Ceiling finishes	17,000	20.73	2.41
Plasterboard ceiling, plaster skim and emulsion paint finish 645m² @ £20			
Moisture-resistance plasterboard ceiling, plaster skim and emulsion paint finish 165m² @ £25			
Fittings and fixings	16,500	20.12	2.34
General fittings: kitchen units, worktops, sink 10 nr @ £1,650			
Sanitary fittings	13,000	15.85	1.84
Allowance for sanitary fittings, fully fitted bathroom, washhand basin, pressed steel bath with shower, including all fittings and fixtures 10nr @ £1,300			
Disposal installations	4,900	5.98	0.70
Waste, soil and vent installation; PVCu pipework and fittings 820m² @ £6			
Water installations	53,800	65.61	7.63
Cold water system, per point 60 nr @ £275			
Hot water system, per point 30 nr @ £325			
Extra for solar thermal hot water system 10nr @ £2,750			
Space heating	20,500	25.00	2.91
All costs associated with the supply and installation of gas-fired heating system with high efficiency condensing boiler and radiators 820m² @ £25			
Ventilation installations	16,000	20.00	2.33
Mechanical ventilation system with heat recovery, complete 820m² @ £20			
Electrical installations	24,600	30.00	3.49
Mains and sub-mains, small power, cooker point, lighting including enhanced provision for home working 820m² @ £30			
Gas installation	4,000	4.88	0.57
Gas installation complete 10 nr @ £400			
Communications installation	4,900	5.98	0.70
Smoke detecton; telephone points and TV aerial, including enhanced provision for home working 820m² @ £6			
Builder's work in connection	6,000	7.32	0.85
Forming holes, chases etc, 10 nr @ £600			
Preliminaries/contingencies	87,400	106.59	12.40
Preliminaries @ 9%			
Contingency sum @ 5%			
Total cost (building only)	705,000	859.76	100.00